

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Council Chambers
December 13, 2011
7:00 p.m.

I. CALL TO ORDER 7:05 P.M.

II. **ROLL CALL** Answering roll call was Chairman Stegner, and Members Anger, Davis, Moore, Rehkamp Larson, Schwartzbauer, Copman and Ellingboe. Absent were Members Carr, Curran and Ahlstrom. Staff present was Planner Joyce Repya.

III. APPROVAL OF MEETING AGENDA

Member Davis moved to approve the meeting agenda as presented. Member Schwartzbauer seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES Regular meeting of November 7, 2011

Member Schwartzbauer moved approval of the minutes from the November 7, 2011 meeting of the board. Member Davis seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT None

VI. REPORTS/RECOMMENDATIONS

A. Certificate of Appropriateness #H-11-9 4907 Arden Avenue

Request: A new front entry canopy

Planner Repya explained that the subject property is located on the east side of the 4900 block of Arden Avenue. The existing home, a Mediterranean/Spanish Colonial style, was constructed in 1925. The Certificate of Appropriateness (COA) request is for the addition of a new protected front entry canopy.

The proposed 55 square foot front entry canopy requires a COA because it is a structural change to the street facing façade of the home. The stoop is shown to be 9 feet wide and projects 4' 11" from the house - 6' including the steps. The new canopy is designed to not only provide protection at the front entry, but also correct a flat front facade with an entry door and sidelights that are not in proportion to each other. The design provides a hip-roof clad in clay tiles, stucco posts supporting the arched front and side openings, and wrought iron railings, all complimenting the Mediterranean architectural style of the home.

Consultant Vogel reviewed the plans and observed that the new work was compatible with the size, scale, building materials, and architectural character of the historic house. Furthermore, no significant historic architectural features will be removed or destroyed, and the new additions and exterior alterations should not impair the historic significance or integrity of nearby historic homes.

Planner Repya concluded that Staff recommends approval of the plans for the front entry canopy. Findings supporting the recommendation include:

- The front entry canopy will compliment the architectural style of the home and not be detrimental to the adjacent historic structures.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Plan of Treatment and Zoning Ordinance.

Approval is conditioned on the plans presented.

Board members briefly discussed the proposed plan receiving clarification on several design elements. Member Davis then moved approval of the Certificate of Appropriateness for the new front entry portico as proposed. Member Schwartzbauer seconded the motion. All voted aye. The motion carried.

B. Certificate of Appropriateness #H-11-9 4511 Bruce Avenue

Request: A new detached garage in the rear yard and an addition to the rear and south side of the home

Planner Repya explained that the subject property is located on the east side of the 4500 block of Bruce Avenue. The existing home, an Italian Renaissance Revival style, was constructed in 1924 and currently has a 2-car detached garage accessed by a driveway on the north side of the property which is setback 20 feet from the rear property line.

The Certificate of Appropriateness request is two-fold. The first component of the plan entails the construction of a new detached garage in the northeast corner of the rear yard. The second element includes a 459 square foot two-story addition to the rear and south side of the home.

The plans for the garage call for demolition of an existing 380 sq. ft. (19' x 20') detached garage situated in the northeast corner of the rear yard 4.5 feet from the side lot line and 20 feet from the rear lot line. A proposed 576 square foot garage will be constructed continuing the 4.5 foot setback from the side lot line; however the rear setback will be reduced to 4.5 feet to provide an additional 15.5 feet of livability to the rear yard. A new curb cut will not be required since the proposed garage will be accessed by the existing driveway.

Ms. Repya pointed out that the design of the proposed garage compliments the Italian Renaissance Revival architectural style of the home with a 12/4 hip roof, asphalt shingles, stucco clad walls with brick wainscot, and frieze board with dental molding. Two 9' x 8' cedar overhead doors are proposed for the front/west elevation and a single 7' x 8' cedar overhead door is proposed for the south elevation. The height of the hipped roof is shown to be 13.5 feet at the highest peak which meets the height standard required for new garages in the district.

Attention to detail with wainscoting and windows and/or doors is demonstrated on the west and south elevations. The north and east elevations do not show similar architectural detailing because they directly abut 6' high privacy fences.

Addressing a 2 foot reduction in grade from the house to the rear lot line, the plans also include a 2 foot retaining wall along the entire rear/east lot line to flatten out the remaining yard area and control overall drainage.

Ms. Repya further explained that the plans for the two-story addition demonstrate that a footprint of 459 square feet, or an additional 918 square feet of living space be added to the rear/east and side/south elevations

of the home. The addition will extend 9 feet 3 inches to the south side and 12 feet from the rear of the home. The addition is shown to be set back 6 feet from the north wall of the home, thus not visible from the front street on the north end of the property; however the addition will be visible from the street on the south end of the property.

The addition is shown to be setback 11.25 feet from the front/west wall of the home, and opens up to a small patio in the southwest corner. The brick chimney on the south elevation will be demolished and replaced with a new stucco chimney located slightly west on the elevation to accommodate the addition. The original hip roof and flat roofs of the previous additions will be replaced with two hip roofs. A “monitor” or “Cupola” is proposed in the area of the roof system where the hip roofs intersect and is provided to add natural light to the upper stair and hallway area.

Preservation Consultant Robert Vogel reviewed plans for the proposed garage and addition to the home and determined that the subject house is not individually eligible for designation as an Edina Heritage Landmark but it does contribute to the historic significance of the district as a whole and is therefore worthy of preservation. The plans submitted depict a two-story structural addition on the south side that appears to be compatible with the original structure and should not destroy or obscure any important historic character defining features. Furthermore, the addition does not appear to drastically change the scale and character of the historic home.

Addressing the proposed rooftop cupola, Mr. Vogel observed that such architectural embellishments were historically seen on Greek Revival and Italianate styled houses, which pre-date development in the Country Club District by 50-100 years. Mr. Vogel added that the cupola would be out of context with the surrounding homes in the Country Club District.

The plans for construction of a new garage that will match the architectural character of the house, meets the criteria set out in the Plan of Treatment for new detached structures, and should not visually detract from the property’s historic character

Mr. Vogel concluded that the addition, new garage, and minor exterior alterations (excluding the cupola) should not have an adverse effect on the historic character and integrity of the historic house or the neighborhood. The proposed work appears to preserve the property’s distinctive architectural characteristics while adding more living space and enhancing the Mediterranean flavor of the primary façade. Vogel recommended approval of the new detached garage as proposed and the addition without the rooftop cupola.

Planner Repya pointed out that Staff concurred with Mr. Vogel’s evaluation of the new garage and two-story addition and recommended approval of the garage as proposed, and the addition without the rooftop cupola.

Findings supporting the recommendation include:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The proposed garage and addition appear compatible with the architectural character of the house and will not visually detract from the property’s historic character with the exception of the rooftop cupola

which is not contextual with the other homes in the Country Club District.

- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Member Rehkamp Larson commented that the composition of the facades for the proposed work is nice, and while she liked the cupola from an architectural standpoint, it would not fit into the architectural context of the Country Club District homes, and to approve such an element could set a dangerous precedence in the District. Ms. Rehkamp Larson also pointed out that the roof plan does not appear to be complete, and the windows on the second story of the front façade while appearing the same; are actually awning and casement windows, which when opened will look very different.

Member Moore stated that he liked the plans for both the garage and the addition, with the exception of the cupola which sticks out and appears out of place.

Member Anger agreed that the plans were quite attractive, however questioned the impact the cupola would have on the integrity of the neighborhood.

Member Davis questioned the height of the cupola relative to the neighboring homes. He observed that when he initially reviewed the plans for the addition, he wasn't sure the design fit within the Country Club District, however as he analyzed them more closely, he came to conclusion that the plans were very attractive and he would be able to support the request.

Member Stegner stated that he too liked the plans; however the proposed rooftop cupola does not appear consistent with the architecture in the Country Club District. He added that considering a strong recommendation from Consultant Vogel that the cupola not be included, he would not be able to support that portion of the plan.

Eric J. Hansen, AIA, Architect for the homeowners addressed the plan and had the following responses to questions raised by the Board:

- The proposed rooftop cupola is a functional architectural detail that has been around for centuries, designed to let natural light into the upper stair/hallway area and to accommodate the various intersections of hip roofs from the old to the new. Also, the height of the proposed cupola is close to the same as the ridgeline of the home to the north – it's shown to be slightly taller than the home to the south.
- The windows on the front façade/second story are proposed as casement and awning style to fulfill the building code requirement of providing egress in the bedroom area.

Homeowner, Andy Matysik explained to the Board that this is his boyhood home where he and his wife are focused on ensuring that their plans are consistent with the historic integrity of the surrounding properties and the District at large. He added that when he first viewed the cupola element, he questioned it too. However, overtime, he has grown to like that feature. That being said, he added that if the Board decided to delete the cupola from the approved plan, he would be agreeable to that decision.

A brief discussion ensued amongst the Board. Member Schwartzbauer then moved approval of the Certificate of Appropriateness for the new detached garage and addition to the home subject to the conditions recommended by Staff to include:

- The plans presented, with the exception of the rooftop cupola which should be removed.
- The placement of a year built plaque on the exterior of the detached garage.

Member Moore seconded the motion.

A brief discussion ensued regarding the types of windows proposed for the front façade. Member Rehkamp Larson commented that she did not want to amend the motion to require consistent windows on the front façade; however she strongly recommended consideration of her concerns.

Chairman Stegner called the question. Members Schwartzbauer, Moore, Anger, Rehkamp Larson, and Stegner voted aye. Member Davis voted nay. The motion carried.

C. 2011 Year in Review

Planner Repya reported on the Board's accomplishments over the past year. She pointed out that the following items were provided to the Minnesota Historical Society in an annual report as a requirement for Certified Local Government participation:

- Morningside Bungalow Study – Final revisions to neighborhood bulletin
- Preliminary Discussion of Heritage Award Nomination Process - Advertise
- New Fiscal Year – Annual Meeting in March
- Orientation of New Board Members
- Election of Officers
- Review of Possible Award Nominations
- City of Edina Recognition Event- March 21st, Centennial Lakes Hughes Pavilion
- Goal Setting for the Year
- Approval of Heritage Award Winner – St. Stephen's Episcopal Church, 4439 W. 50th Street
- Plan Preservation Month Recognition Activities
- Proclamation "May – Preservation Month" – May 3rd
- Joint Activity with Edina Historical Society: Open House – Cahill School & Grange Hall – May 10th
- Work Session with City Council – May 17th, 5:00 p.m.
- Presentation of Award to St. Stephen's Episcopal Church
- Southdale Center artifacts discussion – subcommittee appointed
- White Oaks Neighborhood walking tour
- History of Massing in Edina – Report from Planner Cary Teague
- Concept of conservation districts vs. landmark designations discussed
- Executive Summary of Thematic Study for Heritage Resources Associated with Edina Women report received
- MN Historic Preservation Conference – September 22-23 report from attendees
- Review inventories of historic resources – appointed subcommittee to create an electronic database

Additionally, the Board reviewed nine Certificates of Appropriateness for homes in the historic Country Club District.

Chair Stegner thanked Ms. Repya for the report. He then shared the ways in which each board member participated in the work of the HPB over the past year. The information provided was a testimony to the boards' commitment to heritage preservation in the community.

D. Planning Ahead – Future Projects

Planner Repya provided the Board with the following materials in preparation for evaluating the 2012 work plan at their next meeting on January 10, 2012:

- A list of potential work items for 2012
- Comprehensive Plan's long range goals, benchmarks and policies
- 2012 Work Plan calendar

Ms. Repya asked the Board to review the information provided, and before the January 2012 meeting, evaluate how the work items listed should be scheduled on the calendar for the year.

VII. CORRESPONDENCE AND PETITIONS

- **An email received on 12/06/11 from Jamie Heidt expressing interest in the history of Southdale**

VIII. CHAIR AND BOARD MEMBER COMMENTS

A. Edina Historical Society Membership

Member Moore reported that after agreeing to join the Edina Historical Society to fulfill the Certified Local Government's requirement that at least one HPB member belong to the EHS; he has now been appointed to the Historical Society's Board of Directors. Mr. Moore's fellow HPB members thanked him for representing the HPB at the Historical Society and agreed that the common tie will be beneficial to both the HPB and the EHS.

IX. STAFF COMMENTS

- **Movie from 1930's highlighting the construction of St. Stephen's Episcopal Church**

The movie highlighting the construction of St. Stephen's Episcopal Church was aired at the end of the meeting. The Board agreed that the movie, highlighting the 2011 Heritage Award winner was an excellent way to close out the preservation year....looking forward to a productive 2012.

X. NEXT MEETING DATE January 10, 2012

XI. ADJOURNMENT 8:30 p.m.

**Respectfully submitted,
Joyce Repya**